

PRELIMINARY MINUTES OF REGULAR MEETING
FEBRUARY 10, 2014 PLANNING AND ZONING COMMISSION

Note: This draft, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction. APPROVED FINAL MINUTES will be filed in due course to replace this draft.

Chairman, Robert Maquat, called the meeting to order at approximately 7:20pm
Regular Members present: Robert Maquat, Steve Carlson, Milan Spisek and Wallace Williams
Regular Members absent: Robert DeVellis
Alternate Members present: Ross Ogden and Raymond Martin
Town Officials present: John Hayes, Land Use Director and Edward Nagy, Town Engineer.
For the record: Chairman Robert Maquat appointed Ray Martin to vote for Robert DeVellis.

ADMINISTRATIVE MATTERS:

1. ZEO Report – No discussion.
2. 55 Silver Hill Road – No discussion.
3. Proposed amendment to Z. R. 7.12.2. The Commission reviewed the final draft and determined that it was ready for referral and scheduling for a public hearing. The public hearing was set for March 24, 2014. A letter will be sent to Maple Row Farms, LLC from the Commission, drafted by the Land Use Director, advising Maple Row of the upcoming public hearing and reminding them that they may not conduct any activities that requires a special permit under 7.12.2, as previously advised.

ITEMS FOR CONSIDERATION OR ACTION:

1. Partial subdivision bond reduction request for Subdivision Application 11-01, "Big Lakes Subdivision", 288 Maple Road – The chairman noted that a report has not been received from the Town Engineer.
2. Special Permit Application, SP-13-05, Town of Easton, Lessor, and Easton Country Day School, Lessee. Proposed amendment to Special Permit #05-07, granted September 28, 2005, for conduct of a Private School to serve Grades Pre-K through 12, pursuant to Easton Zoning Regulations Section 7.4, located at Old Staples School, 660 Morehouse Roads, discussion and possible action (public hearing closed 1/27/14). There was a brief discussion of this item regarding the establishment of maximum numbers of students and staff and parking; numbers would need to be updated annually for compliance. This item will be further discussed at a future meeting.

ITEMS DEFERRED FROM PREVIOUS COMMISSION MEETINGS:

- 1) Master Plan for the Town-owned Morehouse Road Tract
The Land Use Director briefly discussed his plan map and John Broadbin's plan map and focused on three issues which need to be addressed.
 1. Status or jurisdiction of the open meadow.
 2. Circulation layout – John Hayes's plan versus John Broadbin's plan.
 3. Public works facility established on the Morehouse Road tract.

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ITEMS DEFERRED FROM PREVIOUS COMMISSION MEETINGS (continued)

2) The Town "Center" at Sport Hill and Center Roads

The Land Use Director stated that there is a need for a Town-wide set of site plan standards so that adequate information is supplied regarding proposed uses of property at various locations in Town.

Items 3) and 4) were not discussed.

ADMINISTRATIVE MATTERS (continued)

4. Correspondence: The Chairman noted briefly information he gained from the internet on how other towns sustain agricultural uses and preserve the farms. He noted that some towns allow complimentary uses to the farms that are in compliance with State and Federal laws such as special events which are open to the public. He further noted that these types of uses would be protected. This item will be addressed at a future meeting.

At approximately 8:10PM motion was made by Steve Carlson, seconded by Wallace Williams, to go into Executive Session to discuss pending litigation. The vote was unanimous, 4-0, motion carried.

At approximately 8:30PM motion was made by Steve Carlson, seconded by Wallace Williams, to come out of Executive Session. The vote was unanimous, 4-0, motion carried. The regular meeting immediately resumed.

4. Correspondence (continued)

The Chairman noted that materials had been received regarding the fiscal year budget 2014-2015 and requested assistance from one member of the Commission to meet with John Hayes to help prepare the budget. Commissioner Steve Carlson volunteered to meet with Mr. Hayes

5. Minutes of Meetings: 9/30/13 and 10/21/13

Minutes for Regular Meeting 9/30/13 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes of the Regular Meeting of 9/30/13, as amended. The vote was unanimous, 5-0, motion carried.

Steve Carlson left at approximately 8:40PM and the Chairman appointed Ross Ogden to vote for him.

Minutes for Regular Meeting 10/21/13 - Motion was made by Wallace Williams, seconded by Milan Spisek, to approve the minutes of the Regular Meeting of 10/21/13, as amended. The vote was unanimous, 4-0, motion carried.

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5. Minutes of Meetings: 10/28/13 and 11/25/13

Minutes for Regular Meeting 10/28/13 - Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the minutes of the Regular Meeting of 10/28/13, as amended. The vote was unanimous, 3-0, motion carried.

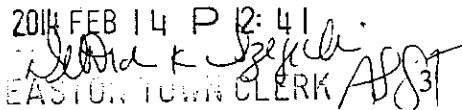
Minutes for Regular Meeting 11/25/13 - Motion was made by Milan Spisek, seconded by Wallace Williams, to approve the minutes of the Regular Meeting of 11/25/13, as amended. The vote was unanimous, 5-0, motion carried.

At approximately 9:00PM motion was made by Milan Spisek, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary

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EASTON TOWN CLERK